

Affordability Requirements for Developments with Affordable Units in Conformance with Sec. 4.08 of the Zoning By-Law												
		2014	updated: 12/18/13									
A. BASIC ASSUMPTIONS												
1	DEFINITION OF INCOMES LEVELS			persons / household	1	2	3	4	5	6	7	8
	source of information: U.S. Dept. of Housing & Urban Development - (actual published numbers 12/18/2013; not always true ratios)											
			50% of SMSA median (as provided by HUD)		\$32,950	\$37,650	\$42,350	\$ 47,050	\$50,850	\$54,600	\$ 58,350	\$ 62,150
			80% of SMSA median (as provided by HUD)		\$47,450	\$54,200	\$61,000	\$67,750	\$73,200	\$78,600	\$ 84,050	\$ 89,450
			100% of SMSA median		\$65,900	\$75,300	\$84,700	\$94,100	\$101,700	\$109,200	\$116,700	\$124,300
			110% of SMSA median		\$72,490	\$82,830	\$93,170	\$103,510	\$111,870	\$120,120	\$128,370	\$136,730
2 TARGET INCOMES FOR EACH INCOME RANGE, IN ORDER TO ESTABLISH A MARKETING WINDOW												
	< 50%	40% of SMSA median		\$26,360	\$30,120	\$33,880	\$37,640	\$40,680	\$43,680	\$46,680	\$49,720	
	< 80%	70% of SMSA median (to be updated as per LIP guidelines)		\$46,130	\$52,710	\$59,290	\$65,870	\$71,190	\$76,440	\$81,690	\$87,010	
	< 100%	90% of SMSA median		\$59,310	\$67,770	\$76,230	\$84,690	\$91,530	\$98,280	\$105,030	\$111,870	
	<110%	100% of SMSA median		\$72,490	\$82,830	\$93,170	\$103,510	\$111,870	\$120,120	\$128,370	\$136,730	
3 AFFORDABILITY RATIO: percentage of income spent on housing costs					30% of gross income							
	(this may be modified, depending upon what is included in condo fee)											
4 MONTHLY GROSS INCOME AVAILABLE FOR HOUSING COSTS, by no. of persons and target income level (formula: income x affordability ratio / 12)												
			persons / household	1	2	3	4	5	6	7	8	
			< 50%	\$659	\$753	\$847	\$941	\$1,017	\$1,092	\$1,167	\$1,243	
			< 80%	\$1,153	\$1,318	\$1,482	\$1,647	\$1,780	\$1,911	\$2,042	\$2,175	
			< 100%	\$1,483	\$1,694	\$1,906	\$2,117	\$2,288	\$2,457	\$2,626	\$2,797	
			<110%	\$1,812	\$2,071	\$2,329	\$2,588	\$2,797	\$3,003	\$3,209	\$3,418	
5 NUMBER OF PERSONS PER BEDROOM				bedrooms	0	1	2	3	4			
			persons/bedroom	no. of brs + 1	1	2	3	4	5			
B. RENTAL UNITS												
			bedrooms / unit	SRO	0	1	2	3	4			
1 UTILITY ALLOWANCE: credit towards tenant's housing contribution for utilities paid directly by the tenant				\$ 36	\$ 46	\$ 61	\$ 76	\$94				
	in accordance with a schedule developed and modified, from time to time (9/1/13), by the Brookline Housing Authority; this case assumes tenant pays unit electric for lights and cooking gas.											
2 AFFORDABLE RENTS												
	formula: gross income available for housing (A.4.) for no of persons per unit (A.5.)			<50%	\$623	\$ 707	\$786	\$ 865	\$923			
	- utility allowance (B.1.)			<80%	\$1,117	\$ 1,272	\$1,421	\$ 1,571	\$1,686			
				<100%	\$1,447	\$ 1,648	\$1,845	\$ 2,041	\$2,194			
3 SECTION 8 VOUCHER RENTS:				Brookline Payment Standard (10/19/2013)	\$ 977	\$ 1,303	\$ 1,383	\$ 1,623	\$ 1,992	\$ 2,166		
			minus utility allowance	\$ 1,267	\$ 1,337	\$ 1,562	\$ 1,916	\$ 2,072				
C. CONDOMINIUM UNITS												
1 OPERATING COST ASSUMPTIONS:												
			bedrooms / unit	0	1	2	3	4				
condo fee (including water & sewer, utilities, bldg insurance, replacement reserve, repairs)					\$250	\$325	\$375	\$195	\$475			
property tax : fy2014				tax rate 0.01139	<80%	\$12	\$13	\$15	\$28	\$18		123.75
formula: circular based on final sales price				homeowner exemption \$ 175,127	<100%	\$17	\$19	\$38	\$85	\$72		
(minimum tax: tax rate x 10% of sales price)					<110%	\$42	\$64	\$89	\$142	\$133		
private mortgage insurance				0.78%	<80%	\$79	\$87	\$97	\$127	\$115		
					<100%	\$108	\$120	\$133	\$164	\$155		
					<110%	\$135	\$150	\$166	\$200	\$195		
2 CASH AVAILABLE FOR MONTHLY DEBT SERVICE												
formula: gross income available for housing (A.4.) for no of persons per unit (A.5.),				<80%	\$812	\$892	\$995	\$1,297	\$1,173			
minus condo fee and real estate tax (C.1.).				<100%	\$1,108	\$1,230	\$1,360	\$1,674	\$1,586			
					<110%	\$1,385	\$1,532	\$1,699	\$2,051	\$1,994		
3 MORTGAGE AMOUNT WHICH CAN BE AMORTIZED				ASSUMING interest @ 7.0%	<80%	\$122,012	\$134,102	\$149,569	\$194,886	\$176,248		
				amortization / term @ 30	<100%	\$166,522	\$184,949	\$204,402	\$251,558	\$238,429		
formula: present value of cash available for debt service (C.2.)					<110%	\$208,196	\$230,299	\$255,413	\$308,230	\$299,678		
4 SALES PRICE				ASSUMING financing @ 95%	<80%	\$128,434	\$141,160	\$157,441	\$205,143	\$185,524		
formula: mortgage amount (C.3.) divided by financing percent.					<100%	\$175,286	\$194,683	\$215,160	\$264,798	\$250,978		
					<110%	\$219,154	\$242,420	\$268,856	\$324,453	\$315,451		